CHALLAN
MTR Form Number-6

GRN	MH016147891202324E	BARCODE		Date	23/02/2024-17:56:38	Form ID	

Department	Inspector General Of Registration	**Payer Details**	
Type of Payment	Search Fee Other Items	TAX ID / TAN (If Any)	
		PAN No.(If Applicable)	
Office Name	KMT_KAMTHI SUB REGISTRAR	Full Name	DWIVEDI AND KHEDKAR ADVOCATES
Location	NAGPUR		
Year	2023-2024 One Time	Flat/Block No.	SHRINIWAS CENTRAL AVENUE
		Premises/Building	
		Road/Street	WARDHAMAN NAGAR SQ
		Area/Locality	NAGPUR
		Town/City/District	
		PIN	4 4 0 0 0 8

Account Head Details	Amount In Rs.
0030072201 SEARCH FEE	750.00
Total	750.00

Remarks (If Any)

Mz TARODI-KH KH NO 24-1 Tah Kamptee District Nagpur

SHAYONAM Shayona Co-Operant

Amount In Words	Seven Hundred Fifty Rupees Only

Payment Details	STATE BANK OF INDIA
Cheque-DD Details	
Cheque/DD No.	
Name of Bank	
Name of Branch	

FOR USE IN RECEIVING BANK

Bank CIN	Ref. No.	00040572024022322242	CK000SWIU4
Bank Date	RBI Date	23/02/2024-17:24:57	Not Verified with RBI
Bank-Branch		STATE BANK OF INDIA	
Scroll No. , Date		Not Verified with Scroll	

Mobile No. : 9373103103

Department ID :

NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document

सदर चलन "टाइप ऑफ पेमेंट" मध्ये नमुद कारणासाठीच लागु आहे . इतर कारणासाठी किंवा नोदंणी न करावयाच्या दस्तासाठी लागु नाही .

Print Date 23-02-2024 05:57:28

S. S. Dwivedi B.A., L.L.B.
S.M. Khedkar B.com., L.L.B.
V. G. Dwivedi B.com., L.L.B.
ADVOCATES
Consultants for transfer of
Properties & Income Tax

d & k Advocates

Date : 23-02-2024

FORMAT – A
(Circular No.:- 28/2021)

To
MahaRERA
6 & 7 TH Floor, Housefin Bhavan,
Plot No. C-21, E-Block,
Bandra Kurla Complex,
Bandra (E), Mumbai – 400051

MahaRERA
Administrative Building No. 1,
Civil Lines, Nagpur – 440001

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to building Project of Tenements/ Row Houses known as "SHAYONAM TOWN" to be developed on ALL THAT piece and parcel of land bearing Kh. Survey No. 24/1, {ULPIN : 15902827894}, admeasuring about 1.53.00 He.Aar.Sq.Mtrs., Land Revenue Assessments Rs. 4.30 with Occupant Class 1 Bhumiswami Rights, situated at Mauza : TARODI (KH), P. H. No. 33, Tahsil : KAMPTEE and District : NAGPUR owned by SHAYONA CO-OPERANT, (here-in-after referred as the said Project "SHAYONAM TOWN")

We have investigated the title of said land on request of SHAYONA CO-OPERANT, Partnership concern having its registered office at Shri Rushabh Apartments, Azamshah Lay Out, Great Nag Road, Nagpur - 440009 and following documents i.e. :-

M/S DWIVEDI & KHEDKAR ADVOCATES WARDHANAN NAGAR NAGPUR

01. Description of the property.
ALL THAT piece and parcel of land bearing Kh. Survey No. 24/1, {ULPIN : 15902827894}, admeasuring about 1.53.00 He.Aar.Sq.Mtrs., Land Revenue Rs. 4.30 with Occupant Class 1 Bhumiswami Rights, situated at Mauza : TARODI (KH), P. H. No. 33, Tahsil : KAMPTEE and District : NAGPUR.

02. Title documents for allotment of Unit.

(i) Sale Deed dt. 05.11.1981 registered with Joint Sub Registrar – 2 Nagpur at Book No. 1 at Sr. No. 1913 dt. 05.11.1981 executed by Shri Gangadhar Fagoji Chakole and others in favour of Shri Manohar Parasram Narad and Shri Raju Parasram Narad in respect of Old Kh. No. 40/2 (now New Kh. No. 24/1).

(ii) Sale Deed dt. 18.08.2021 registered with Sub Registrar, Kamptee at Book No. 1 at Sr. No. 5905 dt. 18.08.2021 executed by Shri Manohar Parasram Narad, Smt. Madhuri Raju Narad, Shri Yash Raju Narad, Ms. Snehal Raju Narad and Ms. Pallavi Raju Narad in favour of M/s Shayona Co-Operant in respect of land of Kh. No. 24/1.

(iii) Sanctioned Lay Out Plan by Nagpur Metropolitan Region Development Authority vide Letter bearing No. E.E./NMRDA/DPC/Agree/988 dated 17.08.2023 and Group Housing Building Plans sanctioned by Bidgaon-Tarodi (Kh)-Pandhurna Municipal Council vide Letter bearing No. 185 dated 30.01.2024.

(iv) sanction of building plans of buildings/ apartment scheme by the Administrator Bidgaon-Tarodi (Kh)-Pandhurna Municipal Council vide Building Permit No. न.पं.बि./बांध.पर./१८५/२०२४ दिनांक ३०/०१/२०२४.

(v) Deed of Declaration dt. 20.02.2024 registered with Sub - Registrar, Kamptee in Book No. 1 at Sr. No. 1537 dt. 20.02.2024 in respect of the tenement / Row House project known as "SHAYONAM TOWN.

03. 7/12 issued by Patwari vide Ferfar No. 759 dt. 27.01.2023

04. Search report for more than 30 years from 1993 till 2024.

02. On perusal of the above mentioned documents and all other relevant documents relating to title of the said property I/We am/are of the opinion that the title of M/S SHAYONA CO-OPERANT, having registered Office at Shri Rushabh Apartments, Azamshah Lay Out, Great Nag Road, Nagpur – 440009 is clear, marketable and without any encumbrances.

M/S. DWIVEDI & KHEDKAR ADVOCATES
WARDHANAN NAGAR NAGPUR

Description of Property	Name of Owner
ALL THAT piece and parcel of land bearing Kh. Survey No. 24/1, {ULPIN : 15902827894}, admeasuring about 1.53.00 He.Aar.Sq.Mtrs., Land Revenue Assessments Rs. 4.30 with Occupant Class 1 Bhumiswami Rights, situated at Mauza : TARODI (KH), P. H. No. 33, Tahsil : KAMPTEE and District : NAGPUR and the sanctioned Lay out and proposed Buildings Tenements	M/S SHAYONA CO-OPERANT Office at Shri Rushabh Apartments, Azamshah Lay Out, Great Nag Road, Nagpur – 440009

Qualifying comments/ remarks if any
The Title of M/S SHAYONA CO-OPERANT is good, valid, marketable, Clear and salable.

03. The report reflecting the flow of the title of SHAYONA CO-OPERANT, on the said land of Kh. No. 24/1, Mauza : TARODI (KH), Tahsil : Kamptee, District : Nagpur is enclosed herewith as annexure.

Encl : Annexure
Date: 23.02.2024

M/S. DWIVEDI & KHEDKAR ADVOCATES ★ WARDHANAN NAGAR NAGPUR

Adv. Sandeep M. Khedkar